

GRANT DEED

JAMES E. HUTCHINS (Grantor)

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,
Does hereby Grant to CITY OF RIVERSIDE, the real property in the
County of Riverside, State of California, described as follows:

That portion of Lot 4 of Balmoral Heights, on file in
Map Book 11, at page 93, Records of Riverside County, California,
described as follows:

Beginning at a point on the Southeasterly line of said
Lot 4, which bears S.56°00'W; a distance of 307.95 feet from the
most Easterly corner of said Lot 4;

Thence S.56°00'W. along the Southeasterly line of said
Lot 4, a distance of 235.00 feet.

Thence N. 34°00'W, a distance of 42.00 feet;

Thence N.56°00' E, a distance of 235.00 feet;

Thence S.34°00' E., a distance of 42.00 feet to the point
of beginning.

EXCEPTING therefrom the Southwesterly rectangular 165.00
feet of the above described parcel of land.

Dated July 24, 1956

/s/ James E. Hutchins

/s/ Elizabeth Hutchins

Albert H. Ford, Notary

4110 Victoria Ave, Wly of Harrison

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